



# महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ३, अंक ३१]

सोमवार, जुलै १०, २०१७/आषाढ १९, शके १९३९

[ पृष्ठे ६, किंमत : रुपये ११.००

असाधारण क्रमांक ४३

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ७ जुलै २०१७.

सूचना

**महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.**

क्रमांक टीपीबी. ४३१६/५७४/प्र.क्र. १०/२०१७/नवि-११.—ज्याअर्थी, बृहन्मुंबई क्षेत्राची विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख “उक्त विनियम” असा करण्यात आला आहे.), शासन नगरविकास विभागाकडील अधिसूचना क्र. डिसीआर /१०९०/आरडीपी/नवि-११, दिनांक २० फेब्रुवारी १९९१ अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे.) च्या कलम ३१(१) खालील तरतुदीनुसार मंजूर झालेली असून दिनांक २५ मार्च १९९१ पासून अंमलात आलेली आहे ;

आणि ज्याअर्थी, उक्त विनियमाच्या विनियम ५८ मध्ये कापड गिरण्यांच्या विकास आणि पुनर्विकासासह गिरणी कामगारांच्या गृहनिर्माणाबाबत तरतुदी आहेत. त्यामध्ये शिल्लक मोकळ्या क्षेत्रापैकी १/३ क्षेत्र हे म्हाडासाठी सार्वजनिक गृहनिर्माणाकरिता व १/३ मोकळे क्षेत्र हे बृहन्मुंबई महानगरपालिकेस मनोरंजन मैदान/खुले क्षेत्राच्या विकासासाठी हस्तांतरीत करणेच्या तरतुदी आहेत ;

आणि ज्याअर्थी, शासन नगरविकास विभागाचे असे मत झालेले आहे की, गिरणी कामगारांच्या गृहनिर्माणाची मागणीपूर्ण करण्यासाठी तसेच सामाजिक सुविधा वाढविण्यासाठी व त्याकरिता जागा उपलब्ध होणेसाठी जमिनीच्या हिस्सेवारीमध्ये बदल करणे आवश्यक आहे. त्याचप्रमाणे शासनाचे असेही मत आहे की, सार्वजनिक हित विचारात घेता उक्त विनियमाच्या विनियम ५८ मध्ये योग्य ते फेरबदल, यासोबतच्या परिशिष्टामध्ये नमूद असलेल्या तातडीने करणे आवश्यक आहे (यापुढे याचा उल्लेख “प्रस्तावित फेरबदल” असा करणेत आलेला आहे) ;

आता त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट-कलम (१कक) चे खंड(क) नुसार कोणत्याही व्यक्तीकडून सदरची सूचना शासन राजपत्रामध्ये प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याचे मुदतीमध्ये सूचना/हरकती मागविण्यासाठी, सूचना प्रसिद्ध करित आहे ;

शासनाकडून असेही कळविणेत येत आहे की, प्रस्तावित फेरबदलाविषयी कोणत्याही हरकत/सूचना शासन राजपत्रात सदर सूचना प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या आत उप संचालक, नगररचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस्, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. उप संचालक, नगररचना, बृहन्मुंबई यांच्याकडे सदरच्या कालावधीत प्राप्त होणाऱ्या हरकती/सूचना यावर उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये कार्यवाही करण्यात येईल.

(१)

## परिशिष्ट

- (1) In Sub-Regulation (1) of Regulation 58, the words “ **entire open land and built-up area** ” is proposed to be replaced as “ **entire land** ”.
- (2) In clause (a) of Sub-Regulation (1) of Regulation 58 the words “ **The existing built up areas to be utilized**” is proposed to be replaced as “ **The existing built up areas to be utilized on the portion of Mill land, which is earmarked to be developed by owner under the provision of sub-clause (b) ”.**
- (3) **The clause (b) of Sub-Regulation (1) of Regulation 58 is proposed to be replaced as follows :—**

(b) The entire lands of the mills shall be apportioned in the manner as described in Table below :—

Sr. No.	Extent	Percentage to be earmarked for Recreation Ground/Garden/ Play ground or any other open user as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing /for mill worker's housing as per guidelines approved by Government to be shared equality	Percentage to be earmarked and to be developed for residential or commercial user (including users permissible in residential or commercial zone as per these Regulations) or diversified Industrial users as per Industrial Location Policy, to be developed by the owner
(1)	(2)	(3)	(4)	(5)
1	No limit	33	33	34

**Notes below table at Sr. No. (i), (ii), (iii) and (v), (vi), (vii) are proposed to be kept as it is and Note at Sr. No. (iv) is proposed to be replaced as follows :—**

(iv) Where open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.

- (4) **Sub-Regulations No. 2 of Regulation 58 is proposed to be replaced as follows :—**

Lands of mills for purpose of modernization—With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a cotton textile mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to **Regulation 1 (b)** and the condition that it shall also be in accordance with scheme approved by Government.

- (5) **Sub-Regulations No. 5 of Regulation 58 is proposed to be deleted.**

- (6) In Sub-Regulation (6) of Regulation 58, the words “ **entire opens land and/or built-up area of the premises** ” is proposed to be replaced as “ **entire land** ”.

In Clause (a) of Sub-Regulation (6) of Regulation 58, at the end the words “**on the portion of Mill land, which is earmarked to be developed by the owner, subject to provision of these Regulations**” is proposed to be inserted.

In Clause (b) of Sub-Regulation (6) of Regulation 58, the words “**provided that FSI is in balance in the receiving mill land**” is proposed to be replaced as “**on the portion of land earmarked to be developed by the owner subject to provision of these Regulations**”.

(7) **New sub-Regulation is proposed to be added at the end and will be numbered accordingly, as follows :—**

The provisions of this amended Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per previous Regulations.

सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

**किशोर द. गिरोल्ला,**  
शासनाचे सहसचिव.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai 400 032, dated 7th July 2017

**Notice**

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB 4316/574/CR-10/2017/UD-11.—Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as “the said Regulations”) have been sanctioned by the Government in the Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) *vide* Notification No. DCR 1090/RDP/UD-11, dated the 20th February 1991 so as to come into force with effect from the 25th March 1991 ;

And whereas, the Regulation 58 deals with development and redevelopment of cotton textiles mills along with Mill worker housing and it provides 1/3 of balance open lands to be handed over to MHADA for public housing and 1/3 of balance open land to be handed over to Municipal Corporation of Greater Mumbai for Recreation/Open space purposes ;

And whereas, the Government in the Urban Development Department is of opinion that to fulfill requirements of Mill Worker Housing and to make available land for that purpose and to increase social facilities the pattern of land sharing should be changed. The Government also felt in the larger public interest that it is necessary to urgently carry out a suitable modification to Regulation 58 of the said Regulations as specifically described in the Schedule appended hereto (hereinafter referred to as “the proposed modification”).

Now therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of section 37 of the said Act, and all other powers enabling it in this behalf, the Government hereby publishes a Notice for inviting suggestions and objections from any person with respect to proposed modification, as required by clause (a) of sub-section (1AA) of the section 37 of the said Act, within a period of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*.

Any objections/ suggestions in respect of the proposed modification may be forwarded before the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*, to the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objection or suggestion, which may be received by the Deputy Director of Town Planning, Greater Mumbai within the said period shall be dealt with in accordance with the provisions of the said sub-section (1AA) of section 37 of the said Act.

**SCHEDULE**

- (1) In Sub-Regulation (1) of Regulation 58, the words “ **entire open land and built-up area** ” is proposed to be replaced as “ **entire land** ”.
- (2) In clause (a) of Sub-Regulation (1) of Regulation 58 the words “ **The existing built up areas to be utilized** ” is proposed to be replaced as “ **The existing built up areas to be utilized on the portion of Mill land, which is earmarked to be developed by owner under the provision of sub-clause (b)** ”.
- (3) The clause (b) of sub-Regulation (1) of Regulation 58 is proposed to be replaced as follows :—

(b) The entire lands of the mills shall be apportioned in the manner as described in Table below:—

Sr. No.	Extent	Percentage to be earmarked for Recreation Ground/Garden/ Play ground or any other open user as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing /for mill worker's housing as per guidelines approved by Government to be shared equality	Percentage to be earmarked and to be developed for residential or commercial user (including users permissible in residential or commercial zone as per these Regulations) or diversified Industrial users as per Industrial Location Policy, to be developed by the owner.
(1)	(2)	(3)	(4)	(5)
1	No limit	33	33	34

**Notes below table at Sr. No. (i), (ii), (iii) & (v), (vi), (vii) are proposed to be kept as it is and Note at Sr. No. (iv) is proposed to be replaced as follows :—**

(iv) Where open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.

**(4) Sub-Regulation No. 2 of Regulation 58 is proposed to be replaced as follows :—**

Lands of mills for purpose of modernization- With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a cotton textile mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to **Regulation 1(b)** and the condition that it shall also be in accordance with scheme approved by Government.

**(5) Sub-Regulation No. 5 of Regulation 58 is proposed to be deleted.**

**(6) In Sub-Regulation (6) of Regulation 58, the words “ entire opens land and/or built-up area of the premises ” is proposed to be replaced as “ entire land ”.**

In Clause (a) of Sub-Regulation (6) of Regulation 58, at the end the words “ **on the portion of Mill Land, which is earmarked to be developed by the owner, subject to provision of these Regulations** ” is proposed to be inserted.

In Clause (b) of Sub-Regulation (6) of Regulation 58, the words “ **provided that FSI is in balance in the receiving Mill Land** ” is proposed to be replaced as “ **on the portion of land earmarked to be developed by the owner subject to provision of these Regulations** ”.

**(7) New sub-Regulation is proposed to be added at the end and will be numbered accordingly, as follows :—**

The provisions of this amended Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per previous Regulations.

This Notice shall also be available on the Government of Maharashtra website : *www.maharashtra.gov.in*

By order and in the name of the Governor of Maharashtra,

K. D. GIROLLA,  
Under Secretary to Government.